

LAND BANKING INFORMATION REPORT

April 8, 2005

LEASE NO(S). 2795-5055	Lessee: Mumion	COUNTY: Garfield	RECOMMENDATION: SELL
SALE NUMBER/S AND LEGAL	Sale #181 T19N R35E Sec. 16 NE4NW4, W2NW4, SW4 280 acres Sale #187 T20N R35E Sec. 16 E2SE4 80 acres Sale #188 T20N R35E Sec. 16 N2NE4, NE4NW4 120 acres Sale #189 T20N R35E Sec. 16 W2SW4, SW4NW4 120 acres <u>Total Acres 600</u>		
AREA OFFICE	Northwestern Land Office: Southwestern Land Office: Central Land Office : Northeastern Land Office: Southern Land Office: <u>X Eastern Land Office:</u>		
Current Classification:	Ag: X Grazing: Timber: Other		
Nominated by:	Department X Lessee		
Isolated	Yes: X No: Reason and describe: All parcels are leased by the same lessee and the lessee's deeded ownership has the majority of the common boundary with the lease parcels. Some parcels boundaries are adjacent to other landowners		
Parcel surrounded by other public land?	Yes: No: X If yes, explain:		
Parcel surrounded by other conservation easements?	Yes: No: X If yes, explain:		
Results of MEPA determine significant for threatened or endangered species?	Yes: No: X If yes, explain: <u>Investigation of the parcels through the National Heritage Program revealed no threatened or endangered species present. While "Sage Grouse and Blackailed Prairie Dogs" were found to be a sensitive species present throughout the general landscape there was no documentation evident that either was present on these parcels.</u>		

Does the parcel/s provide public access to other public or state lands?	Yes: No: X If yes, explain:
Does the parcel/s provide access to adjacent private lands?	Yes: No: X If yes, explain:
Parcel/s income and productivity	Produces less than average rate of income Yes X No _____ High market value Yes No X low return of asset Yes X No High administrative costs compared to other similar parcels Yes X No Potential to increase productive capacity of the land Yes No X The current annual return on asset for these parcels is 0.96%.
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	<u>The sale of reduce classified grazing lands a minor amount</u>
Extent of infrastructure	Roads: None Water: Sale parcel has 2 water rights associated with it and sale parcel 5055 has one. They are to be transferred upon sale of the parcels. Availability of Utilities: None power: telephone: water: sewer:
Potential for appreciation or depreciation in the value of the parcel	<u>Extremely limited potential for appreciation in value</u>
Potential for development or value-added activities that complement local and statewide economic development.	<u>Very little potential for value-added activity development</u>

Recommendation to sell or retain parcel: SELL: X RETAIN:
Reasons for Recommendation: <u>Currently all parcels have a low rate of return to the state school trust and they are scattered isolated parcels that create additional administrative burdens to the local field office to manage effectively.</u>

Please attach all supporting documentation, such as letters and maps that are of value in making the decision


This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff

as indicated in the subsequent blocks.

Rick Strohmyer
Signature of Individual Completing the Form

4-8-05
Date

REVIEW BY DEPARTMENT ADMINISTRATOR

 4/18/05